



CLARK COUNTY WASHINGTON

DEVELOPMENT PROJECTS WEEKLY REPORT

December 8, 2004

This weekly report provides a listing of new development projects proposed in Clark County. These projects are under review by the Community Development Department. To research or track a specific project, it will be important to have the project name and case number, which are determined when an official application is submitted. Project names and numbers are listed when a project first appears in the weekly report as a Type II or Type III proposal, as shown below.

The applications and proposed plans, staff reports, and final decisions for projects listed below are available for public review at our offices. These may also be viewed at our Web site at www.clark.wa.gov/commdev/development/index.html then click on Proposed Developments or Meetings and Hearings.

If you have questions about a particular type of permit and the review process, you may go to our Web page for an information handout for each type of permit. To view handouts at our Web site, go to www.clark.wa.gov/commdev/development/typespermits.html. You may also request a copy of these materials at our offices.

■ **NEW PROJECT PROPOSALS** *(Pre-application conferences)*

The department requires a pre-application conference before it will accept a formal application for projects that require public notice and may require public hearings. This provides an opportunity for the property owner and/or developer to explore the situation with county staff. Members of the public may attend and listen to the discussion. The schedule does not allow for public comment at that stage, however.

Project name:	GOODE CLUSTER SUBDIVISION
Case number:	PAC2004-00292
Description:	DIVIDE 50.22 ACRES INTO APPOROXIMATELY 10 LOTS – CLUSTER SUBDIVISION
Location:	LARSEN DRIVE/PACIFIC HWY.
Applicant contact:	STEVE MARSH, MOSS & ASSOCIATES
Neighborhood association:	AREA NOT REPRESENTED
Pre-application conference:	DATE: 12/21/04 TIME: 9:00AM ROOM 313
Project name:	AVALON ESTATES
Case number:	PAC2004-00291
Description:	DIVIDE 3.96 ACRES INTO 20 LOTS IN THE R1-6 ZONE.
Location:	2417 NE 168 TH AVENUE
Applicant contact:	JULIUS HORVATH, PROGRESSIVE CONSULTANTS, INC.
Neighborhood association:	EVERGREEN EAST NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 12/21/04 TIME: 10:00AM ROOM 313
Project name:	FRODL TOWNHOMES
Case number:	PAC2004-00281
Description:	DIVIDE 11 ACRES INTO 126 ATTACHED SINGLE FAMILY TOWNHOME LOTS
Location:	6004 NE 47 TH STREET
Applicant contact:	ERIC GOLEMO, STURTEVANT, GOLEMO & ASSOCIATES
Neighborhood association:	ROADS END NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 12/21/04 TIME: 2:00PM ROOM 313

■ PROPOSALS FOR PUBLIC HEARING (Type III review)

Type III development applications require public notice and public hearings. The Community Development Department reviews each Type III proposal and prepares a staff report with recommendations to a land use hearings examiner. The examiner will conduct a public hearing to determine whether a proposal meets relevant codes and requirements. This process may include approval, approval with conditions, or denial. Type III decisions may be appealed to the Board of Clark County Commissioners. A decision by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court.

The following projects are scheduled for public hearings. The public is invited to attend and provide testimony. Written comments may be sent to Community Development offices before the hearing date: Clark County Community Development, PO Box 5000, Vancouver WA 98666-5000; (360) 397-2375; comdev@clark.wa.gov.

■ **Project name:.** I-205 COMMERCE PARK SUBDIVISION
Case number: PLD2004-00007;SEP2004-00013; ARC2004-00006; WET2004-00008
Description: THE APPLICANT IS REQUESTING PRELIMINARY VAL TO SUBDIVIDE APPROXIMATELY 29 ACRES INTO 9 INDUSTRIAL LOTS IN THE ML ZONING DISTRICT.
Location: 6308 NE 88TH STREET
Neighborhood association: ANDRESEN/ST. JOHNS NA
Planner contact: MICHAEL UDUK
Hearing information: OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM
Decision Issued: 11/24/04
Appeal Period Over: 12/8/04

■ **Project name:.** HAZEL DELL HEIGHTS SUBDIVISION
Case number: PLD2004-00049;SEP2004-00081; VAR2004-00007
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 3.51-ACRE PARCEL INTO 19 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-6 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING A VARIANCE TO THE MINIMUM LOT WIDTH FOR LOT 1.
Location: NE 72ND STREET EAST OF NE 16TH AVENUE
Neighborhood association: NE HAZEL DELL NEIGHBORHOOD ASSOC.
Planner contact: DAN CARLSON
Hearing information: OCTOBER 7, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** ORCHARDS ELEMENTARY SCHOOL
Case number: CUP2004-00006;PSR2004-00044; SEP2004-00121
Description: THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO BUILD A NEW 61,500 SQUARE FOOT ELEMENTARY SCHOOL BUILDING TO REPLACE THE EXISTING 38,000 SQUARE FOOT BUILDING, A FUTURE MODULAR FAMILY RESOURCE CENTER (APPROXIMATELY 4,000 SQUARE FEET) AND A FUTURE APPROXIMATE 4,000 SQUARE FOOT MODULAR CLASSROOM BUILDING. THE PROPERTY IS LOCATED IN THE R-18 ZONE DISTRICT.
Location: 7000 NE 117TH AVENUE
Neighborhood association: AREA NOT REPRESENTED
Planner contact: MICHAEL UDUK

<i>Hearing information:</i>	OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM
<i>Decision Issued:</i>	12/3/04
<i>Appeal Period Over:</i>	12/17/04
■ <i>Project name:</i>	KRENZEL REZONE
<i>Case number:</i>	CPZ2004-00004; SEP2004-00128
<i>Description:</i>	THE APPLICANT IS REQUESTING TO REZONE AN APPROXIMATE 36.5-ACRE PARCEL FROM ZONING DISTRICT R-10 TO R-5.
<i>Location:</i>	10505 NE 285 TH STREET
<i>Neighborhood association:</i>	AREA NOT REPRESENTED
<i>Planner contact:</i>	JOSH WARNER
<i>Hearing information:</i>	NOVEMBER 4, 2004 – 1300 FRANKLIN – 7:00PM
■ <i>Project name:</i>	FALCON'S REST PUD SUBDIVISION
<i>Case number:</i>	PLD2004-00067; PUD2004-00003; SEP2004-00123; BLA2004-00043; EVR2004-00060; MZR2004-00138
<i>Description:</i>	THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 6.24-ACRE PARCEL INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-18 AND R1-7.5 ZONE DISTRICTS. THE APPLICANT IS ALSO PROPOSING A PLANNED UNIT DEVELOPMENT.
<i>Location:</i>	CORNER OF NW 122 ND STREET AND NW 36 TH AVENUE
<i>Neighborhood association:</i>	FELIDA NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	MICHAEL UDUK
<i>Hearing information:</i>	NOVEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM
■ <i>Project name:</i>	LINTZ SUBDIVISION
<i>Case number:</i>	PLD2004-00073; SEP2004-00132; WET004-00029
<i>Description:</i>	THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 6.24-ACRE PARCEL INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-18 AND R1-7.5 ZONE DISTRICTS. THE APPLICANT IS ALSO PROPOSING A PLANNED UNIT DEVELOPMENT.
<i>Location:</i>	6418 NE 58 TH STREET
<i>Neighborhood association:</i>	ST. JOHNS/ ANDRESEN NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	MICHAEL UDUK
<i>Hearing information:</i>	NOVEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM
<i>Decision Issued:</i>	12/7/04
<i>Appeal Period Over:</i>	12/21/04

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

C-DYMOND ESTATES SUBDIVISION

PLD2004-00069;SEP2004-00127; HAB2004-00172; SHL2004-00011; EVR2004-00064

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 72.57-ACRE PARCEL INTO 12 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-5 ZONING DISTRICT.

SOUTH OF SE 20TH STREET AT 328TH AVENUE
WASHOUGAL RIVER NEIGHBORHOOD
ASSOCIATION

JOSH WARNER

DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

COLD CREEK INDUSTRIAL PARK

PLD2004-00082;SEP2004-00146; ARC2004-00070; EVR2004-00075

THE APPLICANT IS REQUESTING TO SUBDIVIDE 40.35 ACRES INTO 15 LOTS AND TO CONSTRUCT STREET, STORMWATER, AND UTILITY INFRASTRUCTURE IMPROVEMENTS, LOCATED IN THE LIGHT INDUSTRIAL (ML) ZONING DISTRICT,

WEST SIDE OF NE 40TH AVENUE SOUTH OF NE 68TH STREET.

ANDRESEN/ST JOHNS NEIGHBORHOOD
ASSOCIATION

ALAN BOGUSLAWSKI

NOVEMBER 23, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

25th AVENUE TOWNHOMES SUBDIVISION

PLD2004-00078;EVR2004-00072;

VAR2004-00018;SEP2004-00142;

ARC2004-00065

APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 0.57-ACRE PARCEL INTO 8 SINGLE FAMILY ATTACHED TOWNHOME LOTS LOCATED IN THE R-18 ZONE DISTRICT. APPLICANT IS ALSO REQUESTING A TYPE I VARIANCE TO THE STREET SIDE YARD AND SIDE SETBACKS.

7900 & 7906 NE 25TH AVENUE

NE HAZEL DELL
NEIGHBORHOOD ASSOCIATION

RICHARD DAVIAU

NOVEMBER 23, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name:.** SHERWOOD HOLLOW WEST SUBDIVISION
Case number: PLD2004-00077; SEP2004-00138
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 8.2-ACRE PARCEL INTO 41 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.
Location: 2112 NE 104TH STREET
Neighborhood association: SHERWOOD HILLS NEIGHBORHOOD ASSOCIATION
Planner contact: ALAN BOGUSLAWSKI
Hearing information: NOVEMBER 23, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** THE WOODLANDS PUD SUBDIVISION
Case number: PLD2004-00081; SEP2004-00144;
Description: PUD2004-00005
THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 7.33 ACRES INTO 33 SINGLE-FAMILY RESIDENTIAL LOTS UTILIZING THE PUD STANDARDS IN THE R1-10 ZONE DISTRICT.
Location: 9401 & 9503 NE 142ND AVENUE
Neighborhood association: SIFTON NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: DECEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** PARKVIEW ESTATES AT PLEASANT VALLEY SUBDIVISION
Case number: PLD2004-00079; PUD2004-00004; SEP2004-00054; ARC2004-00024; EVR2004-00026; WET2004-00014
Description: THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 7.61-ACRES INTO 27 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-10 ZONING DISTRICT.
Location: 12620 NE 50TH AVENUE
Neighborhood association: PLEASANT HIGHLANDS NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: DECEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** ALFANO SUBDIVISION
Case number: PLD2004-00076; SEP2004-00137;
WET2004-00039

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE SIX PARCELS TOTALING APPROXIMATELY 8.7 ACRES INTO 50 SINGLE-FAMILY RESIDENTIAL LOTS AND A WETLAND/STORMWATER TRACT, WITH THREE LOTS TO CONTAIN EXISTING DWELLINGS, IN THE R1-5 ZONING DISTRICT.

Location: 5202 NW 53RD COURT

Neighborhood association: AREA NOT REPRESENTED

Planner contact: ALAN BOGUSLAWSKI

Hearing information: DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

ORCHARDS TOWER SITE PO-1617-A
CUP2004-00004;PSR2004-00018; SEP2004-00059; EVR2004-00061

THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO CONSTRUCT A 120 FOOT TALL WIRELESS COMMUNICATION TOWER AND EQUIPMENT CABINETS WITHIN A FENCED AND LANDSCAPED 900 SQUARE FOOT AREA. THE PROPERTY IS APPROXIMATELY 10,700 SQUARE FEET AND IS LOCATED IN THE CL ZONE DISTRICT.

6018 NE 110TH AVENUE

AREA NOT REPRESENTED

TERRI BROOKS

DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

NEILSEN SUBDIVISION

PLD2004-00074;SEP2004-00133;

WET2004-00030;HAB2004-00177;

EVR2004-00066

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 13.7-ACRE PARCEL INTO 5 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE RC2.5 ZONE DISTRICT.

HEALY ROAD JUST EAST OF SR 503

AREA NOT REPRESENTED

TRAVIS GODDARD

DECEMBER 21, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

Case number:

Description:

BERGERON SUBDIVISION

PLD2004-00075; SEP2004-00134;

WET2004-00031; HAB2004-00178

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 15-ACRE PARCEL INTO 6

Location:
Neighborhood association:
Planner contact:
Hearing information:

SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE RC2.5 ZONE DISTRICT. THERE ARE
WETLANDS AND HABITAT ON THE PROPERTY.
HEALY ROAD JUST EAST OF SR 503
AREA NOT REPRESENTED
TRAVIS GODDARD
DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name.:**

Case number:

Description:

Location:
Neighborhood association:
Planner contact:
Hearing information:

HARMONY LANE SUBDIVISION
PLD2004-00088; SEP2004-00154;
BLA2004-00055
THE APPLICANT IS REQUESTING TO SUBDIVIDE
AN APPROXIMATE 5.46-ACRE PARCEL INTO 23
SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R1-7.5 ZONE DISTRICT.
9915 & 10009 NE COVINGTON ROAD
MAPLE TREE NEIGHBORHOOD ASSOCIATION
DAN CARLSON
DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name.:**

Case number:

Description:

Location:
Neighborhood association:

Planner contact:
Hearing information:

58TH STREET COTTAGES PUD
SUBDIVISION
PLD2004-00084;PUD2004-00006;
SEP2004-00151;EVR2004-00077;
EVR2004-00078;MZR2004-00171;
ARC2004-00073
THE APPLICANT IS REQUESTING PRELIMINARY
PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 7.9 ACRES INTO 68 LOTS
USING THE PLANNED UNIT DEVELOPMENT
(PUD) IN THE R-12 AND R-22 ZONE DISTRICTS.
5816 NE 58TH STREET
NO MAPPING; BUT A COURTESY NOTICE WAS
MAILED TO: NEIGHBORHOOD ADVISORY
COMMITTEE OF CLARK COUNTY
MICHAEL UDUK
DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name.:**

Case number:

Description:

162nd & WARD ROAD RETAIL
CUP2004-00007;PSR2004-00055; SEP2004-
00149; MZR2004-00197; EVR2004-00076
THE APPLICANT IS REQUESTING CONDITIONAL
USE, SITE PLAN AND PLANNING DIRECTOR
REVIEW AND APPROVAL FOR THE

CONSTRUCTION OF A RETAIL SHOPPING CENTER IN 2 PHASES. PHASE I WILL CONSIST OF A 40,570 SQUARE FOOT OF RETAIL SHOP, BRANCH BANK WITH DRIVE THROUGH WINDOW, A FUEL CENTER AND A DRUG STORE WITH A DRIVE THROUGH WINDOW. PHASE II WILL CONSIST OF A 66,453 SQUARE FOOT OF ANCHOR GROCERY STORE AND RETAIL SHOP. THE PROPERTY IS APPROXIMATELY 11.079 ACRES IN AREA AND IS ZONED COMMUNITY COMMERCIAL (C-3).
Location: SE CORNER OF NE 162ND AVENUE AND WARD ROAD
Neighborhood association: HERITAGE NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: DECEMBER 28, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** ORCHARD HILL SUBDIVISION
Case number: PLD2004-00085; MZR2004-00174;
SEP2004-00152; ARC2004-00075
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 4.63-ACRE PARCEL INTO 54 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-22 ZONE DISTRICT.
Location: 7101 NE 56TH STREET
Neighborhood association: AREA NOT REPRESENTED
Planner contact: MICHAEL UDUK
Hearing information: JANUARY 13, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** CORY'S PLACE TOWNHOME SUBDIVISION
Case number: PLD2004-00091; SEP2004-00159; EVR2004-00084; VAR2004-00022
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 1.91- ACRE PARCEL INTO 29 TOWNHOUSE LOTS LOCATED IN THE R-18 ZONE DISTRICT. THE APPLICATION INCLUDES REQUESTS FOR VARIANCES TO THE MINIMUM WIDTH AND SIDE SETBACK REQUIREMENTS.
Location: 7005 NE 124TH AVENUE
Neighborhood association: SIFTON NEIGHBORHOOD ASSOCIATION
Planner contact: DAN CARLSON
Hearing information: JANUARY 6, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** PEACH TREE MEADOWS
Case number: PST2004-00036

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 5.46-ACRE PARCEL INTO 23 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-7.5 ZONE DISTRICT.

Location: 9915 & 10009 NE COVINGTON ROAD

Neighborhood association: MAPLE TREE NEIGHBORHOOD ASSOCIATION

Planner contact: DAN CARLSON

Hearing information: DECEMBER 28, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name:.*** RIDGEVIEW SUBDIVISION

Case number: PLD2004-00095; MZR2004-00203; SEP2004-00164; ARC2004-00085

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE APPROXIMATELY 8.2 ACRES INTO 78 SINGLE FAMILY DETACHED LOTS, LOCATED IN THE R-18 ZONING DISTRICT.

Location: 9112 NE ST. JOHNS ROAD

Neighborhood association: NORTHEAST HAZEL DELL NEIGHBORHOOD ASSOCIATION

Planner contact: DAN CARLSON

Hearing information: JANUARY 27, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name:.*** BELLA TERRA TIER II INFILL SUBDIVISION

Case number: PLD2004-00086; SEP2004-00153; EVR2004-00079

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 2.21 ACRE PARCEL INTO 13 SINGLE-FAMILY RESIDENTIAL LOTS, ONE OF WHICH MAY BE USED FOR A DUPLEX UNIT, USING THE TIER II INFILL STANDARDS. THE PROPERTY IS LOCATED IN THE R1-7.5 ZONE DISTRICT..

Location: 11500 & 11504 NE 76TH STREET

Neighborhood association: AREA NOT REPRESENTED

Planner contact: RICHARD DAVIAU

Hearing information: JANUARY 27, 2004 – 1300 FRANKLIN – 7:00PM

■ **ADMINISTRATIVE DECISIONS** (*Type II – includes public notice*)

Type II projects require public notice and county staff approval. They do not require public hearings. The Community Development Department determines whether Type II proposals meet relevant codes and requirements. This process may result in approval, approval with conditions, or denial. Type II decisions may be appealed first to a land use hearings examiner and later to the

Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court.

The following projects show administrative decision dates. Any appeals of these decisions must be filed within 14 calendar days of the decision date. The appeal may be filed at the Customer Service Counter on the first floor of the Clark County Public Service Center, 1300 Franklin Street, Vancouver. The appeal may also be mailed to: Clark County Community Development Department, Development Services Division, P.O. Box 9810, Vancouver, WA 98666-9810.

Project name: Gocan Short Plat
Case number: PLD2003-00039
Description: THE APPLICANT IS REQUESTING SHORT PLAT APPROVAL FOR AN APPROXIMATE .6 ACRE PARCEL INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-10 ZONING DISTRICT
Location: 12709 NW 31ST AVENUE, LOT 3 OF S.P. 1-167 (146795) IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN
Applicant contact: BOGDAN POPESCU
Neighborhood association: WEST HAZEL DELL NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 8/25/04
Decision Issued: 12/3/04
Appeal Period Over: 12/17/04

Project name: BINNS SITE PLAN
Case number: PSR2004-00039;SEP2004-00109; ARC2004-00014
Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 12,700 SQUARE FOOT INDUSTRIAL BUILDING FOR WELDING AND OTHER TENANT SPACE ON AN APPROXIMATE .9-ACRE PARCEL. THE PROPERTY IS LOCTED IN THE ML ZONE DISTRICT.
Location: 134TH STREET AND TENNY ROAD
Applicant contact: HARB ENGINEERING, INC.
GUS HARB
Neighborhood association: NORTH SALMON CREEK NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 8/25/04

Project name: GREYHAWK PARK SHORT PLAT
Case number: PLD2004-00060; SEP2004-00112; EVR2004-00054; ARC2004-0052; WET2003-00014
Description: THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE 8-ACRE PARCEL INTO 2 LOTS LOCATED IN THE R1-10 ZONE DISTRICT.
Location: 12600 NE 50TH AVENUE
Applicant contact: VANCOUVER-CLARK PARKS DEPARTMENT
STEVE DUH
Neighborhood association: PLEASANT HIGHLANDS NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 9/13/04

■ **Project name:** TAYLOR TRANSPORT SITE PLAN REVIEW
Case number: PSR2004-00031
Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR EXPANSION OF A GRAVEL PARKING LOT ON AN APPROXIMATE 3.97-ACRE PARCEL LOCATED IN THE ML (LIGHT INDUSTRIAL) ZONING DISTRICT.
Location: 7117 NE 47TH AVENUE
Applicant contact: BARBIERI & ASSOCIATES, INC.
JOHN BARBIERI
Neighborhood association: ANDRESEN/ST. JOHNS NEIGHBORHOOD ASSOCIATION
Planner contact: JOSH WARNER
Comment period ends: 09/22/04

■ **Project name:** SALMON CREEK WASTE WATER MANAGEMENT SYSTEM SITE PLAN & SHORELINE REVIEW
Case number: PSR2004-00041; SEP2004-00118; SHL2004-00006; CRA2004-00005; HAB2004-00158
Description: THE APPLICANT IS REQUESTING SITE PLAN, SHORELINE, HABITAT AND CARA REVIEW FOR EXPANSION OF THE SEWAGE TREATMENT PLANT AND A NEW SEWER FORCE MAIN BETWEEN SALMON CREEK WASTEWATER PLANT AND KLINELINE PARK. THE PROJECT IS ON AN APPROXIMATE 23-ACRE PARCEL LOCATED IN THE R1-20 ZONE DISTRICT.
Location: 15100 NW MCCANN ROAD
Applicant contact: CH2M HILL
NICHOLE COULTER
Neighborhood association: FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

Planner contact:
Comment period ends:

TERRI BROOKS
9/14/04

■ ***Project name:***

KLINELINE PARK SITE PLAN &
SHORELINE REVIEW

Case number:

PSR2004-00042; SHL2004-00007;
HAB2004-00158; ARC2004-00055

Description:

THE APPLICANT IS REQUESTING SITE PLAN,
SHORELINE, HABITAT AND ARCHAEOLOGICAL
REVIEW AND APPROVAL FOR A NEW PUMP
STATION AND CARETAKER RESIDENCE. THE
PROJECT IS IN SALMON CREEK PARK, AN
APPROXIMATE 63-ACRE PARCEL LOCATED IN
THE R1-6 ZONE DISTRICT.

Location:

1112 NE 117TH STREET

Applicant contact:

CH2M HILL

Neighborhood association:

NICHOLE COULTER

FAIRGROUNDS NEIGHBORHOOD
ASSOCIATION

Planner contact:

TERRI BROOKS

Comment period ends:

9/14/04

■ ***Project name:***

DANIELS PLACE SHORT PLAT

Case number:

PLD2004-00070

Description:

SHORT PLAT APPROVAL TO DIVIDE
APPROXIMATELY ONE ACRE INTO FOUR
SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R1-6 ZONE DISTRICT

Location:

5417 NE 40TH STREET

Applicant contact:

HARPER ENGINEERING

NORM HARKER

Neighborhood association:

ROADS END FARM NEIGHBORHOOD
ASSOCIATION

Planner contact:

RICHARD DAVIAU

Comment period ends:

10/8/04

■ ***Project name:***

HOCKINSON VILLAGE CENTER

Case number:

PST2004-00037

Description:

THE APPLICANT IS REQUESTING POST
DECISION REVIEW AND APPROVAL TO REVISE
THE PROPOSED INTERNAL ROAD WHICH WAS
ORIGINALLY PROPOSED AS A PUBLIC ROAD
AND IS NOW PROPOSED TO BE A PRIVATE
ROAD TO SERVE THE RURAL 1-ACRE LOTS.
THE ROAD WILL ALSO MOVE FROM THE
SOUTHERN EDGE OF THE LOTS TO AN
INTERNAL LOCATION. THE PROPERTY IS

Location:
Applicant contact:

Neighborhood association:

Planner contact:
Comment period ends:

LOCATED IN THE CR-2 AND RC-1 ZONE DISTRICTS.
16105 NE 182ND AVENUE
WALZ FAMILY LIMITED PARTNERSHIP
BILL WALZ
CONCERNED CITIZENS OF HOCKINSON NEIGHBORHOOD ASSOCIATION
TERRI BROOKS
10/25/04

■ **Project name:**

Case number:

Description:

CHRIS PRUITT TIER I INFILL SHORT PLAT
PLD2004-00066; EVR2004-00058
THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .56-ACRE PARCEL INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-6 ZONE DISTRICT USING THE TIER I INFILL ORDINANCE.

Location:
Applicant contact:
Neighborhood association:
Planner contact:
Comment period ends:

3502 NE 41ST STREET
KELLY PRUITT
TRUMAN NEIGHBORHOOD ASSOCIATION
DAN CARLSON
11/2/04

■ **Project name:**

Case number:

Description:

RHODEHOUSE SHORT PLAT
PLD2004-00083
THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .5 ACRE PARCEL INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.

Location:
Applicant contact:

Neighborhood association:

Planner contact:
Comment period ends:

2809 NE 172ND AVE
WILLIAM RAUCH, P.E.
SOLARUS DEVELOPMENT
EVERGREEN EAST NEIGHBORHOOD ASSOCIATION
DAN CARLSON
11/2/04

■ **Project name:**

Case number:

Description:




MOUNTAIN VIEW VETERINARY HOSPITAL
SITE PLAN REVIEW

PSR2004-00045; VAR2004-00015

THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 2,736 SQUARE FOOT ONE STORY DETACHED ACCESSORY BUILDING ON AN APPROXIMATE 2.95-ACRE PARCEL LOCATED IN THE ML ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING AN ADMINISTRATIVE VARIANCE TO THE REAR YARD SETBACK.

Location:

13914 NE 16TH AVENUE

<i>Applicant contact:</i>	ARCHITECTS ASSOCIATIVE, INC.
<i>Neighborhood association:</i>	KATHY A. DIETRICH NE NORTH SALMON CREEK NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	RICHARD DAVIAU
<i>Comment period ends:</i>	11/2/04
 Project name:	ORCHARDS MARKET CENTER SIGN TYPE II VARIANCE
Case number:	VAR2004-00019
Description:	THE APPLICANT IS REQUESTING A 25% VARIANCE TO THE SIGN HEIGHT AND AREA STANDARDS FOR 4 REPLACEMENT SIGNS. THE PROPERTY IS APPROXIMATELY 25.45-ACRES LOCATED IN THE CL ZONE DISTRICT.
<i>Location:</i>	11505 NE 4 TH PLAIN
<i>Applicant contact:</i>	TUBE ART DAN OSTERMAN
<i>Neighborhood association:</i>	AREA NOT REPRESENTED
<i>Planner contact:</i>	DAN CARLSON
<i>Comment period ends:</i>	11/10/04
 Project name:	SALMON CREEK COMMERCIAL SHORT PLAT
Case number:	PST2004-00038; SEP2004-00156
Description:	THE APPLICANT IS REQUESTING POST DECISION REVIEW OF A FOUR-LOT COMMERCIAL SHORT PLAT TO APPROVE ADDITIONAL VEHICLE TRIPS FOR THE SITE UNDER THE CONCURRENCY ORDINANCE.
<i>Location:</i>	SOUTH SIDE OF NE 134 TH STREET, NORTH SIDE OF NE 129 TH STREET, WEST OF NE 27 TH AVENUE.
<i>Applicant contact:</i>	HOPPER DENNIS JELLISON, PLLC STACEY SHIELDS, PROJECT PLANNER
<i>Neighborhood association:</i>	FAIRGROUNDS NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	ALAN BOGUSLAWSKI
<i>Comment period ends:</i>	11/8/04
 Project name:	JACKSON SHORT PLAT
Case number:	PLD2004-00080
Description:	THE APPLICANT IS REQUESTING TO SHORT PLAT AN 4,699 SQUARE FOOT INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT. THERE IS AN EXISTING HOUSE ON THE PROPERTY.
<i>Location:</i>	8810 NE 25 TH AVENUE

Applicant contact:
Neighborhood association:

DAN BARBIERI
NE HAZEL DELL NEIGHBORHOOD
ASSOCIATION

Planner contact:
Comment period ends:

RICHARD DAVIAU
11/11/04

■ **Project name:**

ED WAITE SHORT PLAT

Case number:

PLD2004-00087

Description:

THE APPLICANT IS REQUESTING TO SHORT
PLAT TWO SINGLE FAMILY RESIDENTIAL LOTS
ON AN APPROXIMATE .61 ACRE PARCEL
LOCATED IN THE R1-10 ZONE DISTRICT

Location:

3320 NW 124TH STREET

Applicant contact:

MINISTER & GLAESER SURVEYING, INC.

Neighborhood association:

NICOLLE SICILIA, PROJECT PLANNER
FAIRGROUNDS NEIGHBORHOOD
ASSOCIATION

Planner contact:
Comment period ends:

RICHARD DAVIAU
11/11/04

■ **Project name:**

99TH Street Infill Short Plat

Case number:

PLD2004-00093; EVR2004-00085

Description:

THE APPLICANT IS REQUESTING TO SHORT
PLAT AN APPROXIMATE .55 ACRE PARCEL INTO
4 SINGLE-FAMILY RESIDENTIAL LOTS USING
THE TIER II PROVISIONS OF THE COUNTY'S
INFILL ORDINANCE. THE PROPERTY IS
LOCATED IN THE R1-6 ZONE DISTRICT.

Location:

6015 NE 99TH STREET

Applicant contact:

STURTEVANT, GOLEMO & ASSOCIATES
ERIC GOLEMO

Neighborhood association:

ANDRESEN/ ST. JOHNS NEIGHBORHOOD
ASSOCIATION

Planner contact:
Comment period ends:

DAN CARLSON
11/24/04

■ **Project name:**

BRICKNER/ PUGH SHORT PLAT

Case number:

PLD2004-00094; EVR2004-00088

Description:

THE APPLICANT IS REQUESTING TO SHORT
PLAT AN APPROXIMATE .48-ACRE PARCEL INTO
3 SINGLE-FAMILY RESIDENTIAL LOTS USING
THE TIER 2 PROVISIONS OF THE COUNTY'S
INFILL ORDINANCE. THE PROPERTY IS
LOCATED IN THE R1-6 ZONE DISTRICT.

Location:

3504 NE 41ST ST

Applicant contact:

BP PROPERTIES

Neighborhood association:

TY BRICKNER & VAUGHN PUGH

Planner contact:

TRUMAN NEIGHBORHOOD ASSOCIATION
DAN CARLSON

Comment period ends:

12/7/04

■ **ADMINISTRATIVE DECISIONS** (*Type I review – routine staff review*)

Type I applications involve minor changes. They do not require public notice or public hearings and may be handled “over the counter” as a matter of routine. Projects in that category are not listed here. Type I decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court. For more information, contact our office at (360) 397-2375 ext. 4489.

■ **APPEALS**

Administrative decisions (Type I and Type II) may be appealed to a hearings examiner. If a project is appealed, the examiner will hold a public hearing to receive testimony on the appeal issues. The examiner’s decision on the appeal may be appealed to the Board of Clark County Commissioners.

Type III decisions by a hearings examiner may be appealed to the Board of Clark County Commissioners. Appeals must be mailed or taken to the Board of Clark County Commissioners, Clark County Public Service Center, 1300 Franklin Street, Vancouver, WA 98660. The commissioners will consider appeals in public meetings. They will not receive testimony on the appeal. For more information, please refer to the *Appeal* handout on our Web site. It is located at www.clark.wa.gov/commdev/documents/devservices/handouts/22-appeal.pdf.

Decisions made by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court. Appeals to the Clark County Superior Court must be sent to Clark County Clerk’s Office, P.O. Box 5000, Vancouver, WA 98666-5000, (360) 397-2292.

■ ***Project name:***

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

HEERMANN CARPORT APPEAL

APL2004-00026 (RES2004-00077)

APPEAL OF INTERPRETATION OF SETBACK
REDUCTIONS FOR FR-40 ZONE TO INCLUDE
FRONT YARD SETBACK

22398 NE STEELHEAD LANE

AREA NOT REPRESENTED

TERRI BROOKS

JANUARY 13, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name:***

Case number:

Description:

I-5/99TH STREET PARK & RIDE FACILITY

APL2004-00031

APPEALING THE APPROVAL OF THE I-5/99TH
STREET PARK & RIDE FACILITY (PSR2003-
00050) BECAUSE THE TRAFFIC STUDIES AND

Location:

CONDITIONS OF APPROVAL ARE INADEQUATE
IN ADDRESSING TRANSPORTATION IMPACTS.
WEST SIDE OF NE 7TH AVENUE & I-5 BETWEEN
NE 93RD STREET AND NE 98TH CIRCLE.

Neighborhood association:

NE HAZEL DELL NEIGHBORHOOD ASSN.

Planner contact:

ALAN BOUGSLAWSKI

Hearing information:

JANUARY 13, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name:***

WORK DEVELOPMENT SUBDIVISION

Case number:

APL2004-00030

Description:

THE APPLICANT IS REQUESTING TO SUBDIVIDE
AN APPROXIMATE 4.71-ACRE PARCEL INTO 16
SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R1-10 ZONE DISTRICT. THE APPLICANT
IS ALSO REQUESTING AN ADMINISTRATIVE
VARIANCE TO THE LOT WIDTH.

Location:

17216 NE 29TH AVENUE

Neighborhood association:

FAIRGROUNDSNEIGHBORHOOD ASSOC.

Planner contact:

RICHARD DAVIAU

Hearing information:

JANUARY 18, 2004 – 1300 FRANKLIN – 10:00 AM

■ GLOSSARY OF CASE TYPE CODES

APL appeals • **ARC** archaeological • **CAR** critical aquifer recharge area • **CPZ** zone change •
CUP conditional use permit • **CVT** convent release • **FOR** forest practices • **GEO** geological
hazards • **GOR** Columbia River scenic area • **HAB** habitat • **HOC** home occupation • **MZR**
planning director reviews • **PUD** planned unit development • **PLD** subdivision • **PSR** site plan
review • **PST** post decision review • **SEP** SEPA • **SHL** shoreline • **VAR** variance • **WET** wetland.